

Crosby Enclave
Santa Fe Valley Specific Plan
Land Use Policy LU-2.3
Dwelling Unit Transfer Justification

LU-2.3 Transferring of dwelling units within individual subareas or one or more contiguous subareas within the same Planning Area is permitted if all of the following criteria are complied with:

- a. The transfer of dwelling units would assist in implementing the conservation and open space objectives of the Specific Plan or when transferring would improve land use compatibility with existing or planned development.

The transfer of ten (10) dwelling units to the subject site (II.31) from an adjacent residential donor site (II.32) will improve land use compatibility by allowing the unrealized units from the existing donor planned development to be constructed in an adjacent planning area, thus fulfilling the overall unit count originally anticipated by the Specific Plan for this subarea. The proposed transfer will not result in a larger development footprint from that already existing on the project site and thus will not affect or otherwise reduce existing open space or conservation areas. (See also Response b)

- b. In either case, the transfer cannot create any new or unevaluated environmental impacts, unless supplemental environmental review is conducted.

The project site is an existing graded pad which, until recently, housed the Crosby Estate model complex building, and continues to be occupied by temporary offices containing the Crosby administrative staff.

The original environmental document for the Specific Plan evaluated the existing graded pad and anticipated a golf clubhouse structure and parking for the existing Crosby Golf Course. More recently, a neighborhood commercial center and public park were also evaluated for environmental impacts.

The transfer of 10 dwelling units to allow the proposed 13-unit residential development will not create impacts beyond those already evaluated for all preceding development proposals on the subject site.

- c. The transfer may only occur through the concurrent discretionary review of the SPA implementing subdivision map(s). A zone reclassification may also be required.

A tentative map and rezone application have been filed and are being processed concurrently with the subject Specific Plan Amendment request.

- d. Evidence shall be provided illustrating adequacy of the following services for the site: Water, sewer/septic, fire protection, and school services.

"Will Serve" letters from all responsible service agencies have been submitted along with the subject development request. All agencies have positively affirmed their ability to serve the project.

- e. Documentation adequate to the Director of DPLU illustrating consent to the permanent transfer of the dwelling units from all owners involved in the transfer of dwelling unit allocation.

The “donor” site (II.32) from which the units are to be transferred is currently controlled by the same ownership entity that also is the applicant for the proposed “receiver” development site (II.31). Therefore, consent to the proposed transfer in unit allocation is not in question.

- f. An open space easement(s) shall be granted on the property the dwelling unit(s) are transferred from as appropriate to insure the permanent transfer of dwelling unit allocation.

The “donor” site is already developed with existing open space easements already in place which preclude the addition of any future dwelling units.

CROSBY ENCLAVE RECEIVER SITE

Subarea II.31			
Proposed # of Units:	Existing	Proposed	
3		13	
SPA Area:	5.1 acres	5.1 acres	
Density:	0.6 du/ac	2.6 du/ac	
Land Use:	Low-Med	Med-High	

Subarea II.31

DEL DIOS HWY
CROSBY BLVD

DONOR SITE

Subarea II.32			
Proposed # of Units:	Existing	Proposed	
50	60		
SPA Area:	11.1 acres	11.1 acres	
Density:	5.4 du/ac	4.5 du/ac	
Land Use:	High	Med-High	

Subarea II.32



PREPARED BY:



**HUNZAKER
& ASSOCIATES**
SAN DIEGO, INC.

PLANNING 9707 Waples Street
ENGINEERING San Diego, Ca 92121
SURVEYING PH060530-4000-70050530-114

DENSITY TRANSFER PLANNING AREA II EXHIBIT
COUNTY OF SD TM # 3100-5569 & SP 11-014

CROSBY ENCLAVE

COUNTY OF SAN DIEGO, CALIFORNIA

ENV LOG # 95-08-007K / KIVA PROJECT # 11-0154594